

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

FEBRUARY 16, 2010

PRESENT: Tom Mulcahy, Peter Larrabee, Rich Paquette and Pam Loranger

ALSO PRESENT: Sarah Hadd, Director

1. Call to Order

T. Mulcahy called the meeting to order at 7:07 p.m.

2. Consideration of CCRPC 2006 Plan Comments

S. Hadd provided an overview and recalled that in January the Planning Commission reviewed the Chittenden County Regional Plan. Areas of concern were identified. Specifically, the need for flexibility and innovation in land use. In the 2006 Plan, the Chittenden County Regional Planning Commission does try to allow for flexibility for diverse land uses.

The Commission reviewed the memorandum to Charles Baker, Executive Director of Chittenden County Regional Planning Commission dated February 8, 2010 from the Colchester Planning Commission regarding the 2006 Chittenden County Regional Plan comments. The memorandum highlights the position of Colchester with regards to land use, natural resources, housing, infrastructure community facilities and public safety.

A **motion** was made by R. Paquette and **seconded** by P. Loranger to approve the letter dated February 8, 2010 to Charles Baker, Executive Director of the Chittenden County Regional Planning Commission from the Colchester Planning Commission regarding the 2006 Chittenden County Regional Plan Comments. The **motion passed** with a vote of 4 – 0.

3. CEDAC Vision Discussion & Action

The Planning Commission reviewed the memorandum from Kimberly Murray, Community and Economic Development Director dated January 7, 2010 regarding CDEAC Draft Vision for Five Year Strategic Economic Development Plan.

T. Mulcahy read the economic vision for Colchester noting that parts of it were taken from the vision statement adopted by the Select Board in January 2000 and CED Office mission statement.

T. Mulcahy believes that Colchester should provide reduced tax rates for small, start-up businesses. He further commented that if that is a goal there should be money set aside for that specific purpose.

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T. Mulcahy said he would be scheduling a preview of his presentation to the Select Board to the Community and Economic Development Advisory Council. He believes that each component of the Town's overall strategy should concentrate on what they know and what they are doing. Eventually, the plan is to ask each "component" to formulate a plan for their "piece".

P. Loranger made the comment that CEDAC should concentrate and focus on commercial land and commercial businesses in Colchester.

4. Supplement Review

S. Hadd provided the Planning Commission with an update status on each Supplement that they have been working on, adopted and forward to the Select Board.

Supplement #22 – Severance Road from Essex, to the Mobile Home Park and Mill Pond Road – request by the horse farm to be rezoned from Agriculture to R3 and Along Severance Road.

Supplement 23 – Village Core – all properties along the south side of Main Street over to the Meeting House was rezoned to GD1 leaving Commercial in the middle. A General Development district allows for a good blend of commercial and residential.

Supplement 24 – Malletts Bay Avenue – approved by Select Board and will be in effect the beginning of March.

Supplement 25 – revisions to the Flood Plain Regulations - 1st Reading by Select Board and public hearing scheduled for the beginning of March.

Supplement 26 – Blakely Road – rezoned the Shadow Cross Farm and two parcels owned by Mazza (greenhouse) from Agricultural to Agricultural Mixed Use – warned for a public hearing by the Select Board in March. The change in rezoning to the Mazza property will make the property a conforming use and provide the other property owner with options.

S. Hadd informed the Planning Commission on "housekeeping" work that is being done to the Zoning Regulations for clarification purposes. When a draft has been prepared it will be provided to the Planning Commission for their input.

S. Hadd noted that she has had requests to explore options to loosen the requirements for the Planned Unit Development Regulations. It is possible that those changes could be incorporated into the "housekeeping" supplement.

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T. Mulcahy updated the Commission on the “Vision” project that he is developing. He discussed the players that he needs to meet with to continue the progression. He discussed how to sustain a small-town strategy, the basic process to establish a legacy as well as a whole town strategy. He explained that once the presentation is formalized and presented to the Select Board he will ask for permission to process. A request for proposal will be sent out.

Additional areas discussed included, but were not limited to, the following:

- once the project is completed it will need to be monitored, evaluated and changed as necessary;
- the Town Manager has asked all departments to identify all projects on the burner and all things they would like to do in the future;
- need to identify when the money is going to be available;
- need to talk to the prudential committees to share their vision for their future projects.

5. Minutes of February 2, 2010

A **motion** was made by R. Paquette and **seconded** by P. Larrabee to approve the minutes of February 2, 2010. The **motion passed** with a vote of 4 – 0.

6. Review Future Agendas

S. Hadd reported that the Recreation Advisory Committee would like to meet with the Planning Commission. The Planning Commission cancelled their 1st meeting in March scheduled for March 2nd. The Planning Commission will attend the Recreation Advisory Committee meeting on March 8th.

T. Mulcahy will attend a CEDAC meeting which is held during business hours at the Town Offices.

T. Mulcahy will present the updated presentation to the Planning Commission at their March 16th meeting.

7. Packet Information

The Commission reviewed packet information.

ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 9:00 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

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Approved this 16th day of March 2010

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